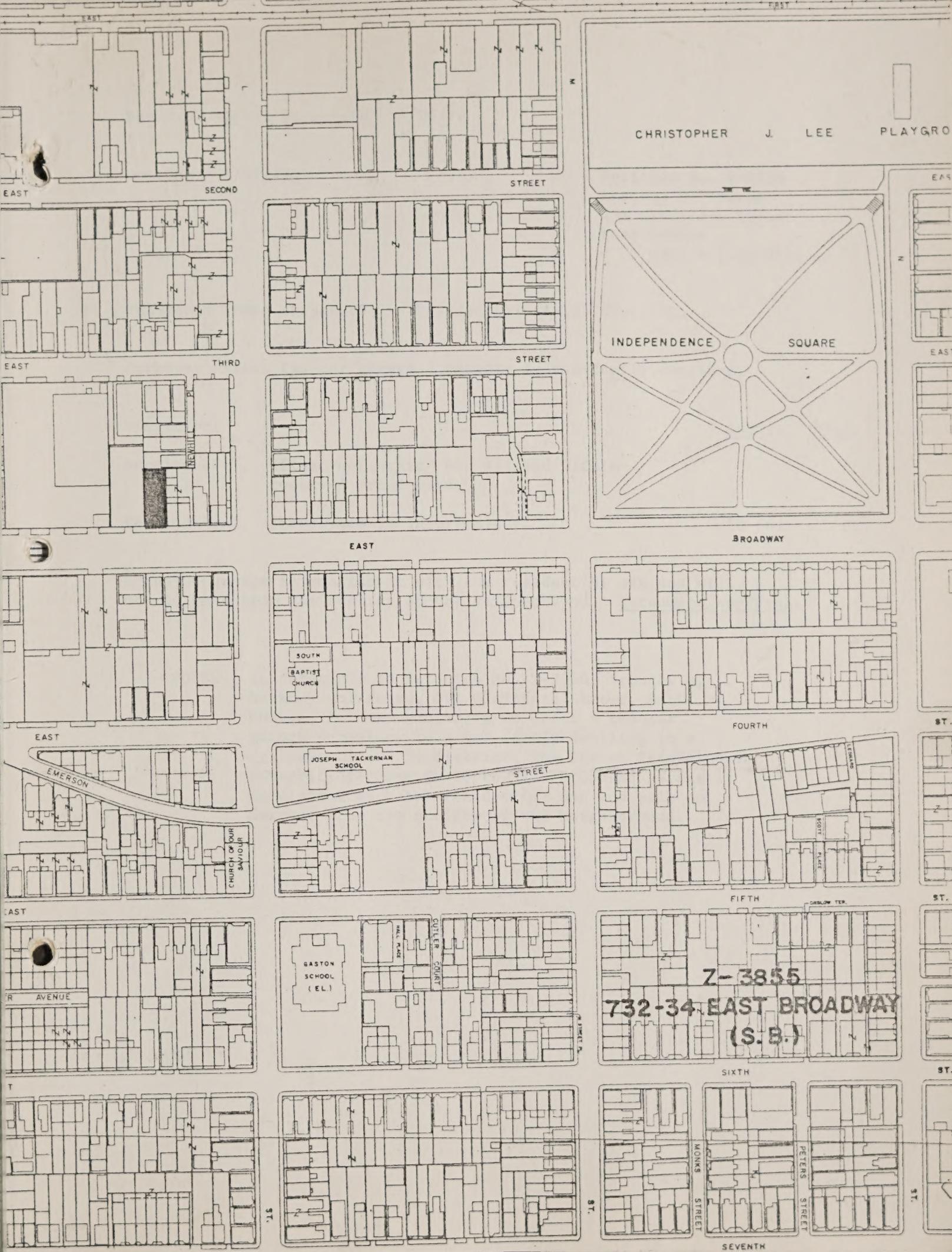


BOARD OF APPEAL REFERRALS

MAY 27, 1977

1. Z-3855 Pilgrim Hall Realty Corp.
Bradley R. Carter
732-734 East Broadway, South Boston
2. Z-3860 Anthony Colarusso
49A Gladstone Street, East Boston
3. Z-3861 Bil-Sim Realty Trust
379 Dorchester Street, South Boston
4. Z-3864 Rock Drillers Supply Co., Inc.
2-20 Glenwood Avenue, Hyde Park
5. Z-3866 Arlin Realty Company
727-731 Boylston Street, Boston
6. Z-3867 Joseph E. Coppola
99 St. Botolph and 255 West Newton Streets, Boston
7. Z-3868 Henrietta Baxter
15-17 Grant Place, Dorchester
8. Z-3871 Pasquale and Antonio DiCicco
39-41 Burton Street, Brighton
9. Z-3872 Eugene J. Ciardi
1185 River Street, Hyde Park
10. Z-3873 Local #34 Bartenders Union
184 West Canton Street, Boston



Board of Appeal Referrals 5/26/77

Hearing: 5/31/77

Petition No. Z-3860
Anthony Colarusso
49A Gladstone Street
East Boston
near Walley Street

One-story frame structure - Residential (R-.5) district.

Purpose: Erect two-car garage accessory to two-family dwelling.

Violation:

Reqd. Prop.

Section 10-1. Off-street parking not allowed within required front yard.

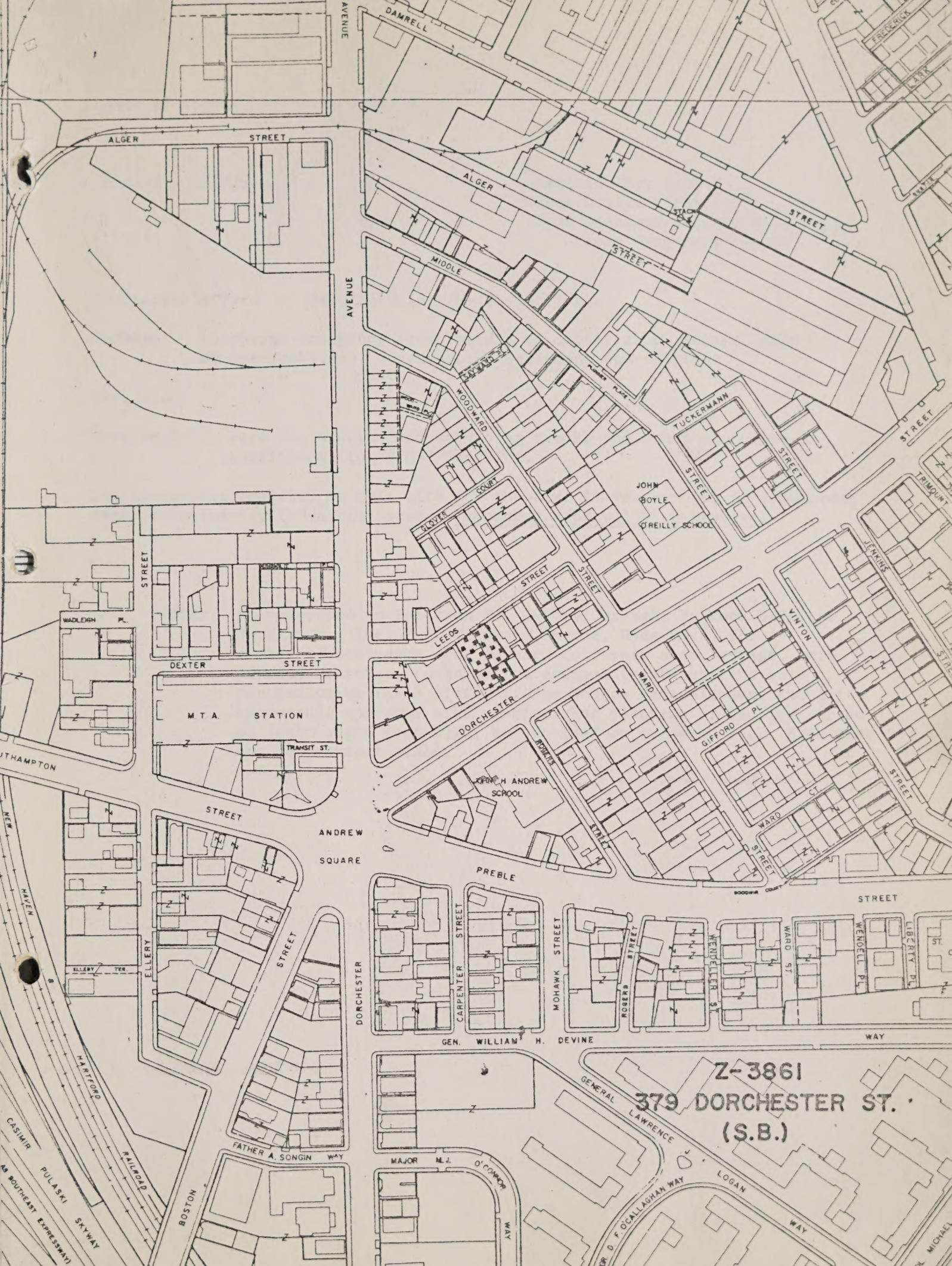
Section 18-1. Front yard is insufficient.

20 ft. 1 ft.

Proposed garage is consistent with the residential use and will not detract from the quality of the neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3860, brought by Anthony Colarusso, 49A Gladstone Street, East Boston, for two variances to erect a two-car garage accessory to a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposed garage is consistent with the residential use and will not detract from the quality of the neighborhood.





Board of Appeal Referrals 5/26/77

Hearing: 6/7/77

Petition No. Z-3864
Rock Drillers Supply Co., Inc.
2-20 Glenwood Avenue, Hyde Park
near Hyde Park Avenue

Contractor's yard - Manufacturing (M-1) district.

Purpose: to change occupancy from foundry to repair shop, garage, sale of used vehicles, construction equipment and supplies.

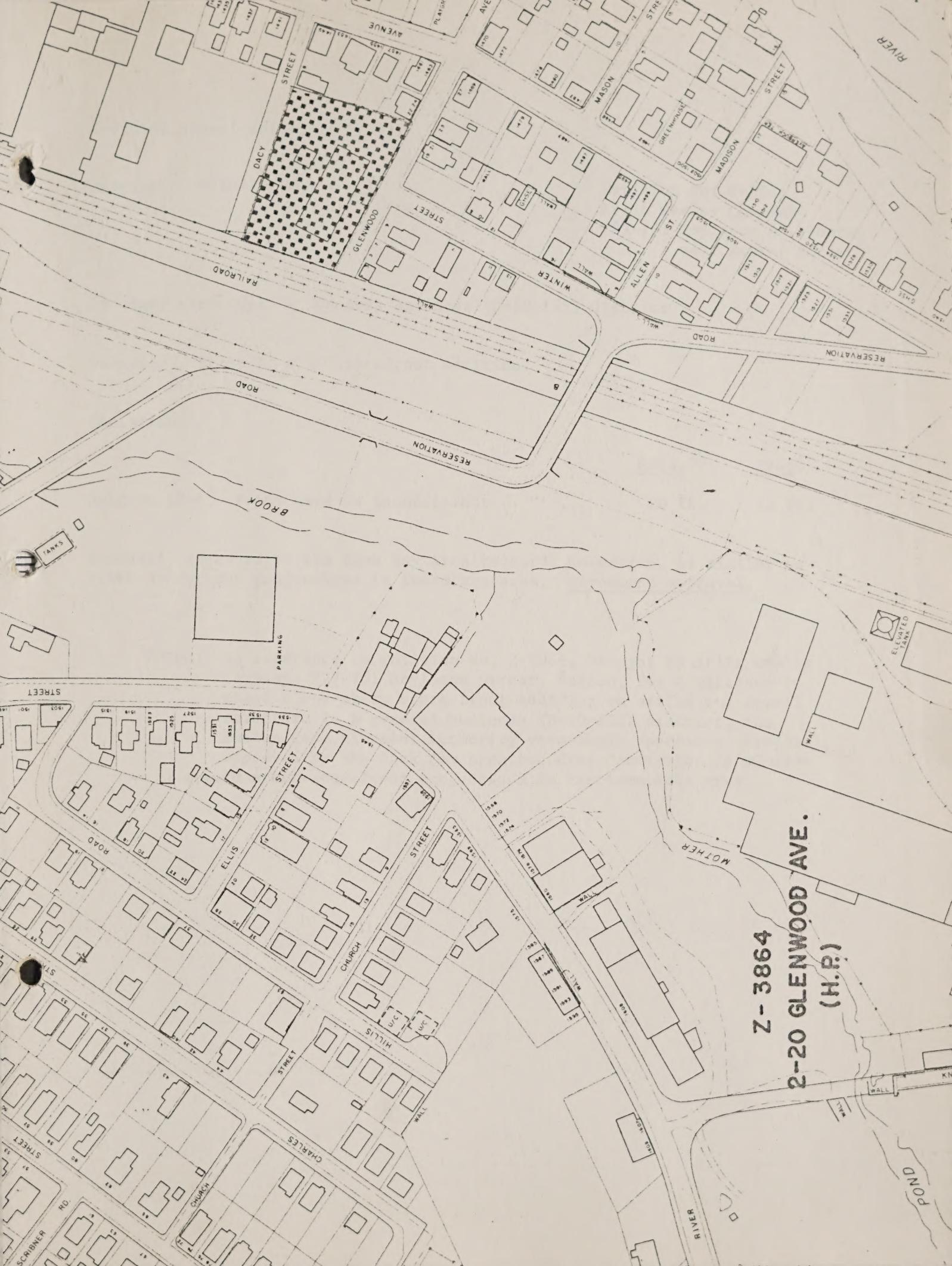
Violation:

Section 8-7. Yard for storing and servicing trucks and other equipment is conditional in an M-1 district.

Petitioner has operated at this site for the last 14 years. Use is consistent with predominantly industrial area. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3864, brought by Rock Drillers Supply Co., Inc. 2-20 Glenwood Avenue, Hyde Park, for a change of occupancy from foundry to repair shop, garage, sale of used vehicles, construction equipment and supplies in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that planting or fencing screen at least eight feet high, be provided on Glenwood Ave., Hyde Park Ave. and Dacy Street sides.

Z-3864
2-20 GLENWOOD AVE.
(H.R.)



Board of Appeal Referrals 5/26/77

Hearing: 6/14/77

Petition No. Z-3866
Arlin Realty Company
727-731 Boylston St., Boston
near Exeter Street

5½-story structure - General Business (B-10-155) district

Purpose: Erect 7' x 5' storefront addition.

Violation:

	<u>Reqd.</u>	<u>Prop.</u>
Section 18-1. Front yard is insufficient	20 ft.	12 ft.

Proposal, approved by the Back Bay Architectural Commission, is similar to other storefront projections in immediate area. Recommend approval.

VOTED: In reference to Petition No. Z-3866, brought by Arlin Realty Company, 727-731 Boylston Street, Boston, for a variance to erect a one-story store front addition to office and retail structure in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval. Proposal, approved by the Back Bay Architectural Commission, is similar to other storefront projections in the immeidate area.

Hearing: 6/7/77

Petition No. Z-3867
Joseph E. Coppola
99 St. Botolph and
255 West Newton Sts., Boston

Three-story structure - Apartment (H-2) district.

Purpose: Use premises for exterior dining accessory to existing restaurant; erect eight foot high stockade fence.

Violation:

Section 9-1. Extension of a non-conforming use requires Board of Appeal hearing.

Restaurant has operated at this location for past three years. St. Botolph Citizens Committee supports proposal. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3867, brought by Joseph E. Coppola, 99 St. Botolph and 255 West Newton Streets, Boston, for an extension of a non-conforming use to use premises for exterior dining accessory to existing restaurant and erect an eight foot stockade fence in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: That exterior dining be limited only to afternoon hours. That Petitioner make arrangements with nearby facility to provide off-street parking; that plans be submitted to the Authority for design review.



Z-3867
99 ST BOTOLPH ST.
255 WEST NEWTON ST.
(B.R.)

Board of Appeal Referrals 5/26/77

Hearing: 6/14/77

Petition No. Z-3868
Henrietta Baxter
15-17 Grant Place, Dorchester
near Washington Street

3½-story frame structure - Residential (R-15) district.

Purpose: legalize occupancy - four-family dwelling.

Violation:

Section 8-7. A four-family dwelling is forbidden in an R-.5 district.

Occupancy has existed in this duplex dwelling for many years without adverse impact. Structure is assessed for this occupancy. Recommend approval.

VOTED: In reference to Petition No. Z-3868, brought by Henrietta Baxter, 15-17 Grant Place, Dorchester, for a forbidden use to legalize occupancy for four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Occupancy has existed in this duplex dwelling for many years without adverse impact.

W.M. GARY WALSH

Z-3868

15-17 GRANT PLACE
(DOR.)



Board of Appeal Referrals 5/26/77

Hearing: 6/7/77

Petition No. Z-3871
Pasquale and Antonio DiCicco
39-41 Burton Street, Brighton
near Hunnewell Street

Three-story structure - residential (R-.5) district.

Purpose: Change occupancy from two-family dwelling to three-family dwelling.

Violations:

	<u>Reqd.</u>	<u>Prop.</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirement for lot area is forbidden in an R-.5 district.		
Section 14-1. Lot area is insufficient.	2 acres	5972 sf
Section 14-3. Lot width is insufficient.	200 ft.	40 ft.
Section 14-4. Street frontage is insufficient.	200 ft.	40 ft.
Section 16-1. Height of building is excessive.	2 stories	3 stories

Proposed density increase is inappropriate and inconsistent with the one- and two-family residential properties on the street. Neighbors are strongly opposed. Recommend denial.

VOTED: In reference to Petition No. Z-3871, brought by Pasquale and Antonio DiCicco, 39-41 Burton Street, Brighton, for a forbidden use and four variances for a change of occupancy from a two-family dwelling to a three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed density is inappropriate and inconsistent with one- and two-family residential properties on the street. Neighbors are strongly opposed.

Z-3871
39-41 BURTON ST.
(BRI.)



Hearing: 6/14/77

Petition No. Z-3872
Eugene J. Ciardi
1185 River Street, Hyde Park
at Central Avenue

One-story masonry structure - General Business (B-1) district.

Purpose: to change occupancy from retail sale of fruit and produce to retail sale of fruit, produce and accessory office for motor vehicle repair; use premises for outdoor storage and repair of motor vehicles.

Violation:

Section 8-7. Repair garage and outdoor repair and storage of motor vehicles is forbidden in a B-1 district.

Open air auto body shop operation on this small site (3168 square feet) is unwarranted. Cars are too close to sidewalks creating a condition hazardous to pedestrians at this heavily congested intersection. The proposal is contrary to Cleary Square revitalization program for which the City has committed over \$500,000; private investment is also considerable. Recommend denial.

VOTED: In reference to Petition No. Z-3872, brought by Eugene J. Ciardi, 1185 River Street, Hyde Park, for a forbidden use for a change of occupancy from retail sale of fruit and produce to retail sale of fruit and produce, accessory office for motor vehicle repair and outdoor storage and repair of motor vehicles in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Open air body shop operation on this small site is unwarranted. Cars are too close to sidewalk creating a condition hazardous to pedestrians at this heavily congested intersection. The proposal is contrary to Cleary Square revitalization program for which the City has committed over \$500,000; private investment is also considerable.



Board of Appeal Referrals 5/26/77

Hearing: 6/7/77

Petition No. Z-3873
Local #34 Bartenders Union
184 West Canton St., Boston
at Warren Avenue

Four-story structure - apartment (H-3) district.

Purpose: To change occupancy from Clubhouse to seven apartments.

Violation:

Reqd. Prop.

Section 15-1. Floor area ratio is excessive.

3 4

Section 17-1. Open space is insufficient.

100 sf 0

Proposal is inconsistent with surrounding density. Little City Hall and abutters are amenable to five units. Roof deck would tend to alleviate open space deficiency. Recommend approval of five apartments.

VOTED: In reference to Petition No. Z-3873, brought by Local #34 Bartenders Union, 184 West Canton Street, in the South End Urban Renewal Area, for two variances for a change of occupancy from clubhouse to seven apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval of five apartments, which would be more consistent with surrounding density. Little City Hall and abutters are amenable to this reduction. Roof deck would tend to alleviate open space deficiency.

84 WEST CANTON ST.
Z-3873

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